

LAND USE AND ZONING COMMITTEE

Minutes: January 25, 2007

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:55 p.m.

The following members were present: Messrs. Hazel, Hullihen, Morse, Terriaco, Welch and Mrs. Diak.
Staff: David Radachy

There was one case.

Leroy Township, 6.5 acres R to B-1

Staff showed the location of the site. The parcel has frontage on Leroy Center and Painesville Warren Road (SR 86). Staff also showed an air photo, zoning, land use of the site and the 2005 Comprehensive Plan.

Leroy Township has a short term goal of commercial and retail districts that will be attractive, inviting, convenient, and respectful of the rural character of the township. They would also like to establish a commercial district oriented in a cluster at the I-90/Vrooman Road exit, and at a traditional town center at Five Points. They also have a long-term goal of development in the Five Points area taking the form of a traditional rural town center and being based on traditional neighborhood design principles.

Staff stated that the County Planning Commission has recommended approval on this parcel in the past and the 1.44-acre adjacent property is B-1. Leroy Township does not have sanitary sewer. It would be easier to develop commercial land if it is a larger parcel. Staff recommends approval. It conforms to the Comprehensive Plan.

Mr. Welch asked if there were any plans for the site. Staff stated no plans were submitted. He believed the owners were going to continue to the use the property as agriculture.

Mr. Welch made a motion to recommend the district change.

Mr. Terriaco seconded the motion.

All voted "Aye".

Motion passed.

Meeting ended at 7:10 P.M.